

Town of North Smithfield Planning Board Meeting

Kendall Dean School, 83 Greene Street

Thursday, February 19, 2009, 7:00 PM

The Vice Chair called the meeting to order at 7:00 pm

I. Roll Call

Present: Dean Naylor, Bruce Santa Anna, Scott Gibbs, Alex Biliouris, Stephen Vowels,

Absent: Joe Cardello and Gene Simone;

Town Solicitor: Rick Nadeau.

II. Pauline L. Girard – Preliminary Sub-division

Applicant: Victor & Pauline Girard

Location: Rocky Hill Road

Assessor's Plat 20 / Lot 21

Zoning: Rural Agricultural (RA-65)

Erin Gallogly from Marc Nyberg Associates addressed the Board. The applicant is seeking a subdivision which results in 2 conforming lots as shown on the submitted plans (1 constraint map-topography and soils and 1 subdivision map). Each lot meets the minimum requirements for area and frontage, and there are no wetlands. There is a historic cemetery on Lot 2. It does not have an existing easement, but the applicant would like to keep access to the cemetery along the existing path. Mr. Vowels asked if there are any

signs for cemetery on the road. Ms. Gallogly stated that they had not located a sign, and added that although it is not a well-kept cemetery they would like to keep access.

Mr. Biliouris asked if the property will still be located outside the floodplain according to the updated maps. Ms. Gallogly responded that she would receive the reconfigurations on March 1, but she will have to check on this when she gets the new maps.

Mr. Gibbs asked if the minimum lot size requirements have any provisions that adjust the lot size based on developable acreage. Mr. Santa Anna stated that those regulations are in zoning, and areas such as wetlands and areas with slopes greater 15% are subtracted out of the buildable area. Mr. Gibbs asked about the slope on this property. Ms. Gallogly stated there are no areas with greater than 15% slope. Mr. Gibbs asked her to add this information to the notes on the plan. He also asked for notes on the buffer and cemetery, and that they show calculations of buildable area on the plan.

Mr. Biliouris asked if there was any test hole information available. Ms. Gallogly stated that they had gotten the approved septic designs yesterday, but they can show this information on the final plan. Mr. Santa Anna asked to show the new path for cemetery access on the recorded plan. The Board discussed whether the access should be a walking path or an area large enough to drive down. Mr. Nadeau stated that the path to the cemetery should be a deeded easement

wide enough for a vehicle. Ms. Gallogly agreed to this. Ms. Gallogly also stated that they intend to keep the existing stonewalls intact, except for possibly making a driveway opening. The Board asked that this be added as a note on the plan.

Mr. Santa Anna made a motion to continue the application to March 5, 2009. Mr. Gibbs seconded the motion, with all in favor. Mr. Naylor asked the applicant to update the plans and resubmit and at that time the Board will make its decision.

III. Rumas – Administrative Subdivision

Planning Board acting as Administrative Officer (initial draft map to be reviewed at meeting)

Applicant: John Rumas & Scott & Danielle Lentz

Location: 516 Buxton Street

Assessor's Plat 1 / Lots 420 & 32

Zoning: Rural Agricultural (RA – 65)

Ms. Gallogly again addressed the Board with regard to an administrative subdivision. She stated that the applicants would like to transfer 15,000 square feet from a 27-acre lot to John Rumas' existing property in order to give Mr. Rumas enough area to subdivide the property. He has enough frontage and with the transfer of the property, he will have 134,791 square feet on the new lot, which will be enough area for 2 65,000 sq. ft. lots. Ms. Gallogly stated that the property has no restraints; there are no wetlands, it is fairly flat,

and test holes have been done. Mr. Santa Anna pointed out that it will result in two irregularly shaped lots. Ms. Gallogly stated that it was true, but the lot shape is not required, just preferred. Ms. Gallogly also stated that the septic system will need to be updated. She pointed out the location of the well on the plans. Mr. Biliouris made a motion to grant the subdivision as proposed in the plan dated 11/19/08. Mr. Santa Anna seconded the motion, with all in favor.

IV. Capital Budget Review

a) Police Department

Detective Lieutenant Brad Aubin addressed the Board to outline the department's capital budget requests.

b) School Department

Bob Desrochers, Director of Facilities submitted a prioritized list to simplify the department's requests. He explained that the School Department has been working on a 5-year Capital Plan for all school district improvements. School Superintendent Stephen Lindberg explained that when preparing the capital budget requests each year, the amount of money to be granted is always unknown and what gets approved is not always their top priorities. He feels that the town's process should be redone. Mr. Gibbs agreed with Mr. Lindberg. Mr. Santa Anna stated that they always ask for a 5-year plan and he appreciates the plan submitted. All departments should be doing the same.

c) Administration

Mr. Naylor supplied the Board with the information for the Administration's capital budget requests. They are working on a 3-year plan for computer replacement and upgrades

Mr. Gibbs stated that there should be a town-wide capital budget plan. Mr. Santa Anna agreed. Mr. Gibbs made a motion that all capital budget requests be presented to the budget committee with no additional comment from the Planning Board. Mr. Santa Anna seconded the motion, with all in favor.

Mr. Santa Anna made a motion to adjourn at 8:20 pm. Mr. Gibbs seconded the motion, with all in favor.

Respectfully Submitted;

Angela Pugliese

Planning Board Secretary